

**DECLARATION OF  
DANIEL HALEVY**

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I, Daniel Halevy, hereby declare as follows:

1. I am a member of Broadway Investments, LLC (“Broadway”). Broadway acquired 737 S. Broadway, Los Angeles, CA, 90014 (the “Broadway Building”) in 2013. During these Bankruptcy Cases, I have personally provided property management services to Broadway and the Property. I have visited the Property almost daily during the pendency of these Bankruptcy Cases. I regularly access the Property for inspections with city inspectors. I regularly test the electrical, plumbing, and fire and life safety systems.

2. The Broadway Building is an eight-story structure. At the time it was acquired by Broadway, only the ground floor was habitable. I understand the seven higher floors had not been occupied since the 1950s.

3. In 2015, Broadway entered into a 15-year lease with The GAP for the ground floor of the Broadway Building and developed a plan to remodel and modernize the entire Broadway Building to make every floor habitable and available to lease to commercial tenants. The GAP took possession of the ground floor on a temporary certificate of occupancy. In March 2020, after first confirming the full term of its lease, The GAP exercised a one-time early termination provision on its lease as the uncertainty of COVID began to take hold. No other tenant has occupied the Broadway Building since The GAP moved out.

4. A majority of the intensive remodel and modernization of the Broadway Building took place between 2015 and 2020. The improvements that were performed included the rehabilitation of the façade of the first three floors of the Broadway Building per the guidance of the Cultural Heritage Commission, installation of a fire and life safety system throughout the building, modernization of the elevator, installation of an HVAC system, fire pump and sprinkler system, emergency backup generator and replacement and installation of electric and plumbing systems throughout the building.

5. Over the past four years, there have been a multitude of issues that have prevented us from obtaining a certificate of occupancy for the building. In 2020 the backup generator and fire

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1 pump help up issuance of a certificate of occupancy. Subcontractors had ordered incorrect items  
2 for the generator and the pump. The generator was not powerful enough to handle all energy loads  
3 in an emergency. The fire pump controller was ordered with the wrong voltage and had to be  
4 replaced. The new parts were ordered, but due to COVID it took months to get the needed parts. In  
5 addition, Broadway had to relocate the the generator. After the Building Department authorized  
6 locating the generator at the back of the building, LAFD directed that the generator had to be  
7 relocated to an area with additional surrounding clearance. This caused a substantial delay to the  
8 certificate of occupancy. The sprinkler system also delayed the certificate of occupancy. We were  
9 told the Broadway Building didn't need water curtains on the upper floors, however when LAFD  
10 came to close out permits they said water curtains were required. This required us to go back to the  
11 architect and engineer to redo calculations for the fire pump and sprinkler systems. This process  
12 took a year to complete. We also had to make revisions due to a code change for the DAS  
13 (Distributed Antenna System) fire alert system.

14 6. All of the issues standing in the way of obtaining a certificate of occupancy have  
15 been addressed. The spreadsheet attached as Exhibit 1 identifies all of the remaining open permits  
16 for work needed to be completed for a certificate of occupancy. All of these permits have either  
17 been closed or are scheduled for inspection in early February. I am also scheduling fire alarm and  
18 backup generator inspections with LAFD for early February after which we will be ready for a final  
19 building walk-through for a certificate of occupancy. Even if some final items are identified for  
20 repair or change, I have no reason to believe it would result in any significant delay in obtaining  
21 the certificate of occupancy.

22 I declare under penalty of perjury under the laws of the United States of America that the  
23 foregoing is true and correct.

24 Executed on this ~~94~~<sup>04</sup>th day of February, 2025, at Los angeles, California.

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26   
27 DANIEL HALEVY  
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**HALEVY DECL. -  
EXHIBIT 1  
REMAINING OPEN  
PERMITS**

Broadway Open Permits

LADBS		Type	Work Description	Issue Date	Contractor	Work Completion	Permit Status	Notes	Inspector	Inspection Type and Date
17041-10000-21292	Electrical	Run water pump line	Run water pump line	6/23/2017	Ozair Construction	Work complete	Issued	2/20/2024 partial inspection	Charles Coffey	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
14041-10000-15364	Electrical	New Multi Meter Service	New Multi Meter Service	9/19/2014	BBS Electric	Work complete	Issued	4/16/2024 partial inspection	Charles Coffey	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
14043-20000-05200	Mechanical - Fire Sprinkler	New Fire sprinkler installation	New Fire sprinkler installation	8/25/2015	Alta Pro Fire	Work complete	Issued	Rough Partial approval 3/21/2022	Jason Wilson	Main Fire Sprinkler Permit - Final signoff required. Contractor scheduling inspection date asap.
14043-20000-05075	Mechanical - Fire Sprinkler	Fire sprinkler installation add 23 heads	Fire sprinkler installation add 23 heads	12/10/2014	Alta Pro Fire	Work complete	Issued	12/12/2014 partial approval	Kirk Walker	Supplemental Permit will be closed when main permit is closed
14043-20001-05200	Mechanical - Fire Sprinkler	New Fire sprinkler installation Revisions	New Fire sprinkler installation Revisions	4/20/2018	Alta Pro Fire	Work complete	Issued	Rough Partial approval 6/11/2018	Kirk Walker	Supplemental Permit will be closed when main permit is closed
14043-20002-05200	Mechanical - Fire Sprinkler	Work Description change	Work Description change	5/18/2028	Alta Pro Fire	Work complete	Issued	Rough Partial approval 3/21/2022	Jason Wilson	Supplemental Permit will be closed when main permit is closed
14043-10004-05200	Mechanical - Fire Sprinkler	Revisions to plan	Revisions to plan	10/3/2018	Alta Pro Fire	Work complete	Issued	Rough Corrections issued 7/6/2023	Gregory Schmitz	Supplemental Permit will be closed when main permit is closed
23043-10000-01859	Mechanical - Fire Sprinkler	Water Curtains	Water Curtains	5/30/2023		Work complete	Issued			
17044-30000-10350	Mechanical - HVAC	Run exhaust fans 22 fans	Run exhaust fans 22 fans	8/15/2017	Miky	Work complete	Issued	Conditional approval 4/16/2024	Michael McIay	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
24044-90000-08224	Mechanical - HVAC	Install 2 damper in fire pump room	Install 2 damper in fire pump room	4/16/2024	Almighty Builders	Work complete	Issued	Partial inspection 6/11/2024	Bernard Grant	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
1742-20000-06965	Mechanical - Plumbing	Booster pump	Booster pump	6/23/2017	Ozair Construction	Work complete	Issued	Connections issued 4/16/2024	Robert Ingersoll	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
17042-10000-14377	Mechanical - Plumbing	Run new water line	Run new water line	6/23/2017	Ozair Construction	Work complete	Issued	2/20/2024 partial inspection	Charles Coffey	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
15016-10000-03746	Building	Build Restrooms	Build Restrooms	3/10/2015	Ozair Construction	Work complete	Issued	4/16/2024 not ready for inspection	Luis Ccamcho	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
15016-10000-15230	Building	Interior TI - Fire Control and utility rooms	Interior TI - Fire Control and utility rooms	8/27/2015	Ozair Construction	Work complete	Issued	7/2/2024 not ready for inspection	Luis Ccamcho	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
18016-10000-09280	Building	Architectural Requirements for high rise retrofit	Architectural Requirements for high rise retrofit	8/23/2018	Ozair Construction	Work complete	Issued	11/8/2023 Not ready for inspection	Katy Ramirez	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025
18016-10001-09280	Building	Water Curtains	Water Curtains	2/16/2023	Almighty Builders	Work complete	Issued	6/3/2024 not ready for inspection	Luis Ccamcho	Final Signoff Required. Inspection to be scheduled for Week of February 3, 2025

**LAFD**  
Fire alarm inspection  
Backup Generator inspection  
Final building Walkthrough to clear for C of O

Inspection requested for next week. Waiting for confirmation  
Inspection to be scheduled for week of February 3, 2025  
To be determined